

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF DONALD C. AND BEVERLY A. GIBBONS
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL R-56B-1
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Donald C. and Beverly A. Gibbons have expressed an interest in and have submitted satisfactory proposal for the development of Disposition Parcel R-56B-1 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Donald C. and Beverly A. Gibbons be and hereby are finally designated as Redevelopers of Parcel R-56B-1 in the Charlestown Urban Renewal Area.
2. That it is hereby determined that Donald C. and Beverly A. Gibbons possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Donald C. and Beverly A. Gibbons for the development of Parcel R-56B-1 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-56B-1 to Donald C. and Beverly A. Gibbons, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure). (Federal Form H-6004)

CHARLESTOWN MASS. R-55

PARCEL R-56B-1

LOCATION 15-17 Union St.

USE Residential

AREA 4500 sq. ft.

WIDTH

DEPTH

ACCESS

PARKING

D.U.'s

ZONING

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEY.

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:

CHARLESTOWN URBAN RENEWAL PLAN
PROJECT NO. MASS. R-55
BOSTON REDEVELOPMENT AUTHORITY

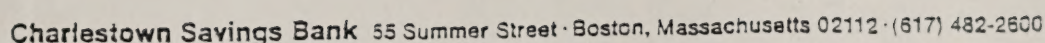
DISPOSITION
PARCELS

DATE:

CHARLESTOWN
Urban Renewal Area
Massachusetts R-55

BOSTON REDEVELOPMENT AUTHORITY





Dear Donald + Beverly Gibbons

We are pleased to advise you that we are willing to grant you a mortgage loan, subject to the following terms and conditions.

Property to be mortgaged: 15-17 Union St. Charlestown Mass

Property to be mortgaged: 6771241

Principal amount: \$ 30,000 Interest Rate 8 7/8 Term 30 P&I Payments \$ 238.70 mo.

Taxes collected monthly _____. Taxes to be paid by you directly to the City or Town _____. If taxes are paid directly, please send the bank a receipted bill prior to May 10th and November 10th of each year.

Construction Provisions:

\$ _____ will be withheld from the mortgage for purposes of construction/home improvement. Please see attached Construction Schedule or Incomplete Sheet.

\$ 300.00 Construction fee due at passing.

125.00 APPRAISAL Fee
fee per bank inspection.

Principal payments will be waived for _____ months, or until construction is completed, whichever occurs first.

Other Provisions:

Other Provisions: One point (\$300.00) origination fee due at passing.
Disbursements for construction to be made from
passbook containing \$30,000. to be assigned to the
 Required documentation to be submitted prior to passing:

☒ Written certification that all lead paint violations are corrected.
☒ Fire Insurance Policy in an amount sufficient to cover the mortgage.
☒ Forward all policies to the bank attorney.
☐ Construction Schedule signed and returned. *Will follow.* Please call our Appraisal Department if you need assistance.
☐ Incomplete Sheet signed and returned.
☐ Verification of income/employment.
 ☐ Letter from employer
 ☐ Tax Return
 ☐ Other
☐ Other Documentation. Explain.

Legal Opinion: Disbursement of the loan proceeds is conditional upon approval by our attorney of all instruments necessary to meet the requirements of this loan. The attorney for the bank will examine, at your expense, the record title to the property and certify to the bank, and to you to the same extent, that, in his opinion, the title is satisfactory for mortgage purposes. You may wish to retain your personal attorney to represent you in this transaction as well.

If these terms are acceptable to you, please sign and return the attached copy of this letter within 10 days. Upon receipt of your acceptance and the legal description of the property and/or its title reference (Book and Page number of the deed) we shall instruct our attorney to proceed with this transaction.

Book _____ Page _____

Commitment fee required with the return of this commitment letter \$ _____

Commitment expires Sept 15 1979

Very truly yours,

Laurie D. Benedict
Real Estate Department

Borrower's signature _____ Date: _____

Co-Borrower's signature _____ Date: _____

August 23, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55
DISPOSITION PARCEL R-56B-1
FINAL DESIGNATION OF REDEVELOPER

On January 18, 1979, the Authority tentatively designated Donald C. and Beverly A. Gibbons as Redevelopers of Disposition Parcel R-56B-1 in the Charlestown Urban Renewal Area.

The subject parcel, containing approximately 4500 square feet of land is located at 15-17 Union Street in the Charlestown Urban Renewal Area.

The developers have submitted building and plot plans for the construction of an 8 room 4-bedroom single family house. These plans have been approved by the Authority's Department of Urban Design.

The Gibbons family have secured a bank commitment from the Charlestown Savings Bank and are prepared to proceed immediately.

It is therefore recommended that the Authority adopt the attached Resolution designating Donald C. and Beverly A. Gibbons as Redevelopers of Disposition Parcel R-56B-1 and approve the building and plot plans.

Attachment